



# City of Norfolk

Office of the City Manager

C: Dir., Planning & Community Development

July 18, 2006

To the Honorable Council  
City of Norfolk, Virginia

Re: Change of Zoning - 5850 Chesapeake  
Boulevard From C-2 (Corridor  
Commercial) to conditional R-8 (One-  
Family) District.

Ladies and Gentlemen:

I. **Recommended Action:**

Adopt ordinance for Change of Zoning.

II. **Overview**

This agenda item is to permit a rezoning on premises located at 5850 Chesapeake Boulevard.

III. **Analysis**

A. **General**

This site is located on the east side of Chesapeake Boulevard to the south of the Five Points area and is currently zoned C-2 (Corridor Commercial). The applicant is proposing to construct one single-family home on the existing site. To build residential, the applicant is proposing to rezone the property to R-8 (One-Family) which requires a minimum lot width of 50 feet, and a minimum lot size of 5,000 square feet. The site is in excess of these requirements.

Surrounding the property are the Norview and Norview Heights neighborhoods which are zoned R-7 and R-8 and are developed with single-family homes. The Lafayette Executive Tower abuts the site directly to the south and is developed with multiple non-conforming automobile related uses, and a convenience store.

B. **Fiscal**  
N/A

C. Environmental  
N/A

D. Community Outreach/Notification

In accordance with the Norfolk City Charter and Virginia state law, a legal notice was posted in the Virginian Pilot on July 4, 2006 and July 11, 2006. Additionally, the Norview and Norview Heights residential neighborhoods were sent a notice of the public hearing.

#### IV. Board/Commission Action

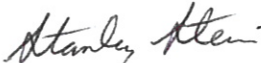
**By a 7 to 0 vote**, the Planning Commission unanimously recommends **approval** for the proposed rezoning subject to the conditions:

- 1) The site and structure shall be developed in conformity with the site plan and elevations set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.

#### V. Conclusion

It is recommended that the City Council approve the ordinance as presented including conditions.

Respectfully submitted,

  
for Regina V.K. Williams  
City Manager

6/14/06 trr

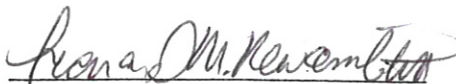
Form and Correctness Approved:

Contents Approved:

By

  
Office of the City Attorney

NORFOLK, VIRGINIA

By  
DEPT.**ORDINANCE No.**

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 5850  
CHESAPEAKE BOULEVARD FROM C-2 (CORRIDOR  
COMMERCIAL) TO CONDITIONAL R-8 (ONE-FAMILY  
RESIDENTIAL)

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 5850 Chesapeake Boulevard is hereby rezoned from C-2 (Corridor Commercial) to Conditional R-8 (One-Family Residential). The property which is the subject of this rezoning is more fully described as follows:

Property located on the southeast corner of Pamlico Circle and Chesapeake Boulevard, property fronts 94 feet, more or less, along the southern line of Pamlico Circle and 95 feet, more or less, along the eastern line of Chesapeake Boulevard; premises numbered 5850 Chesapeake Boulevard.

Section 2:- That the property rezoned by this ordinance shall be subject to the following condition:

- (a) The site and structure shall be developed in conformity with the site plan and elevations set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT

Exhibit A (2 pages)





#### 4. ELEVATIONS

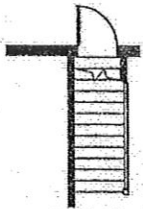
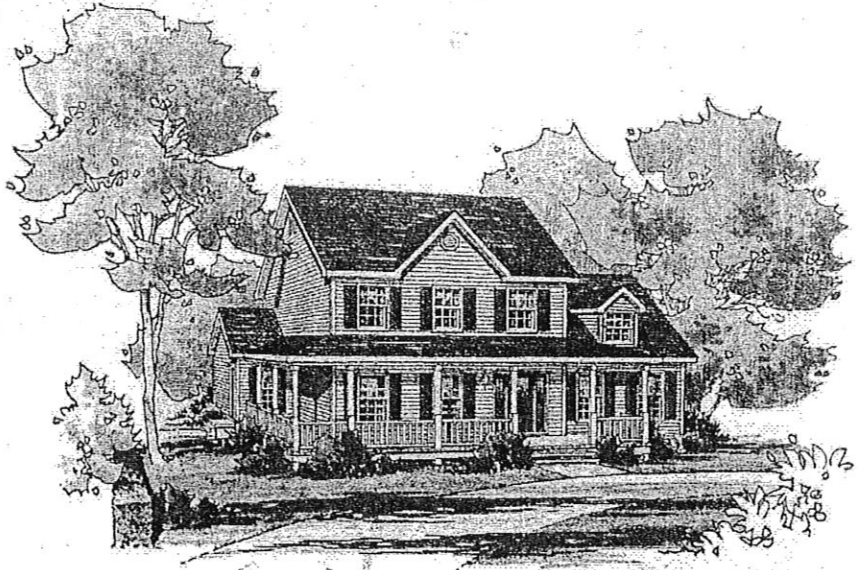
##### PROPOSED REZONING

### EXHIBIT "A" (PAGE 2 OF 2)

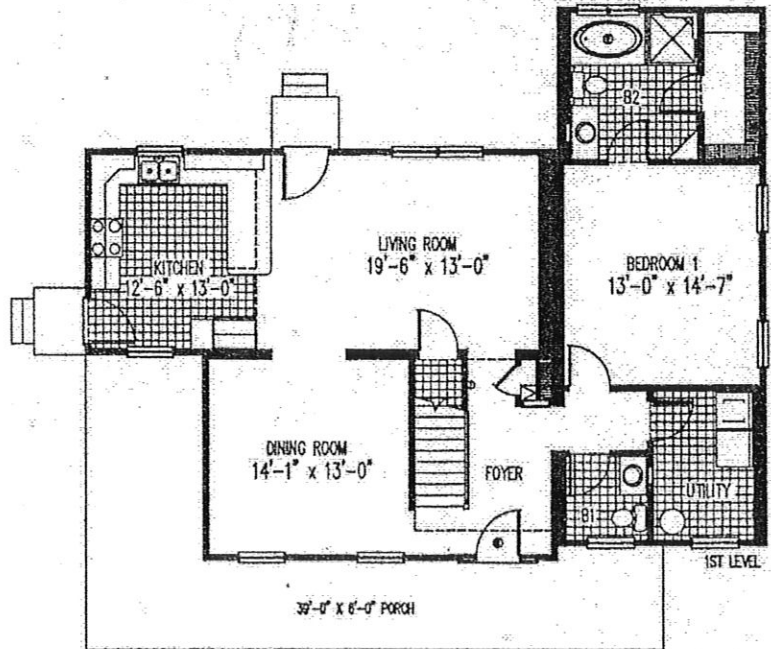
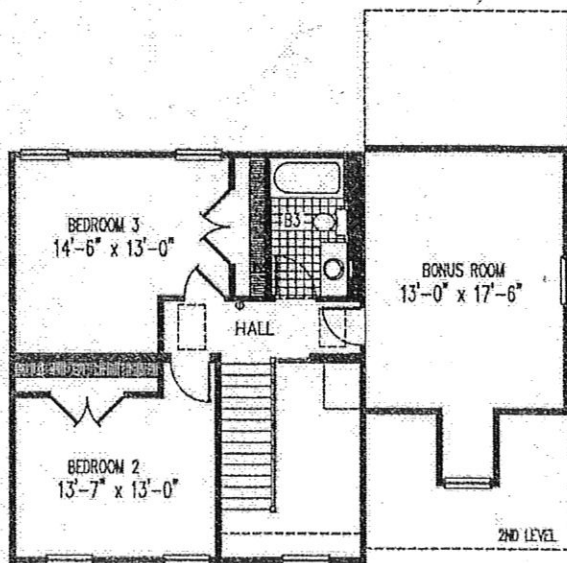
METRO HOUSING GROUP, INC.  
5850 Chesapeake Boulevard

## The Woodbury

Livable Area: 2152 sq. ft. (includes  
227 sq. ft. of unfinished bonus room)  
Size: 45'-9" x 36'-0"  
Series: C2152/4TS



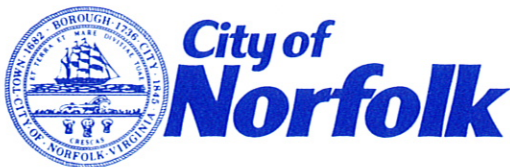
BASEMENT ALTERNATE



Planning Commission Public Hearing

May 25, 2006

Continued Application 4



Inter Department Correspondence Sheet

TO: ..... City Manager .....

FROM: ..... City Planning Commission .....

COPIES TO: .....

SUBJECT: ..... Application for a Change of Zoning (Cont. 4 P.H. 25 May 2006) .....

**PART 1: APPLICATION DESCRIPTION:**

Nature of Application:

**Change of Zoning:** From C-2 (Corridor Commercial) to conditional R-8 (One-Family) District

Location: 5850 Chesapeake Boulevard

Applicant: Metro Housing Group, Inc., by Lee Chepy

Property owner: Lee Chepy

Description of proposed use:

The site is located on the east side of Chesapeake Boulevard to the south of the Five Points area.

The applicant is proposing to construct one single-family home on the existing site.

The site is currently zoned C-2 (Corridor Commercial). To build residential the applicant is proposing to rezone the property to R-8 (One-Family) which requires a minimum lot width of 50 feet, and a minimum lot size of 5,000 square feet. The site is in excess of these requirements.

Conditions Proffered

The applicant has proffered the following condition:

1. The single-family home shall be constructed in conformance to the attached site plan and elevations.

#### Description of existing land use pattern:

Surrounding the property are the Norview and Norview Heights neighborhoods which are zoned R-7 and R-8 and are developed with single-family homes.

The Lafayette Executive Tower abuts the site directly to the south and is developed with multiple non-conforming automobile related uses, and a convenience store.

#### **PART 2: ANALYSIS/EVALUATION:**

##### Prior Zoning History:

1. 2005: A request by Joe Covington to change the zoning from conditional C-2 (Corridor Commercial) to conditional R-8 (One-Family) on property located on the east side of Chesapeake Boulevard. The request was approved.

##### Neighborhood Impact:

The Norview neighborhood is predominantly developed with older single family homes. The addition of a new single family home similar in architecture to the existing homes would not have a negative impact on the neighborhood.

##### General Plan Impact:

The site is too small (under 3 acres) to be individually depicted on the The General Plan.

##### Zoning Impact:

The proposed rezoning to R-8 would permit lots with a minimum lot width of 50 feet and a minimum lot size of 5,000 square feet. The site is already subdivided into one lot that would be in conformance with the R-8 zoning.

For the site to be developed with single family residences, it would have to meet the requirements set forth in Chapter 4, Residence Districts, of the City of Norfolk Zoning Ordinance, 1992 as amended, specifically Section 4-8 One-Family (R-8).

### **PART 3: RECOMMENDATION:**

Planning Commission unanimously recommends (by a 7 to 0 vote) that the proposed rezoning be approved subject to the conditions. This portion of Chesapeake Boulevard is mainly developed with single family homes. The addition of a new home is in with keeping the development in the Norview and Norview Heights residential neighborhoods:

- 1) The site and structure shall be developed in conformity with the site plan and elevations set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.

### **MAPS:**

1. Location and Zoning
2. Site
3. Site Plan
4. Elevations

### **Property Description:**

Property fronts 94 feet, more or less, along the southern line of Pamlico Circle and 95 feet, more or less, along the eastern line of Chesapeake Boulevard; premises numbered 5850 Chesapeake Boulevard.

### **Proponents:**

Robert Gargiullo  
110 West Randall Avenue  
Norfolk, VA 23503

### **Opponents:**

None



Stanley Stein  
Acting Executive Secretary

Attachments





2. SITE

PROPOSED REZONING

**METRO HOUSING GROUP, INC.**  
**5850 Chesapeake Boulevard**



Planning Commission Public Hearing

May 25, 2006

Continued Application 4

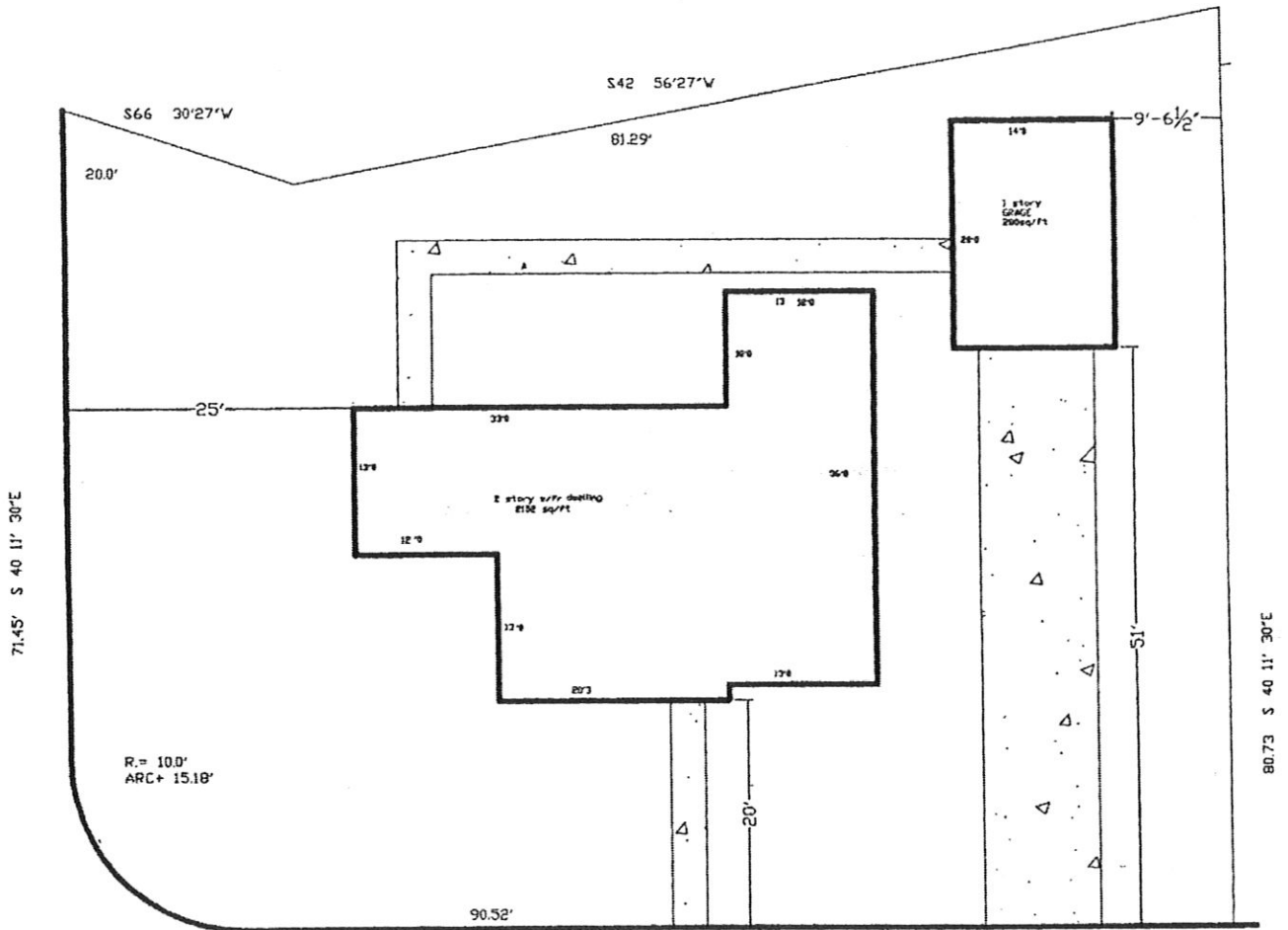


Location

3. SITE PLAN

PROPOSED REZONING

METRO HOUSING GROUP, INC.  
5850 Chesapeake Boulevard



CHESAPEAKE BOULEVARD (VARIABLE WIDTH R/W)

SITE LAYOUT BASED ON SURVEY BY WARE M. HOLMES 09/08/05

Planning Commission Public Hearing

May 25, 2006

Continued Application 4

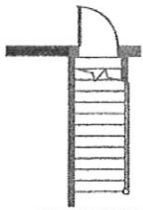
#### 4. ELEVATIONS

##### PROPOSED REZONING

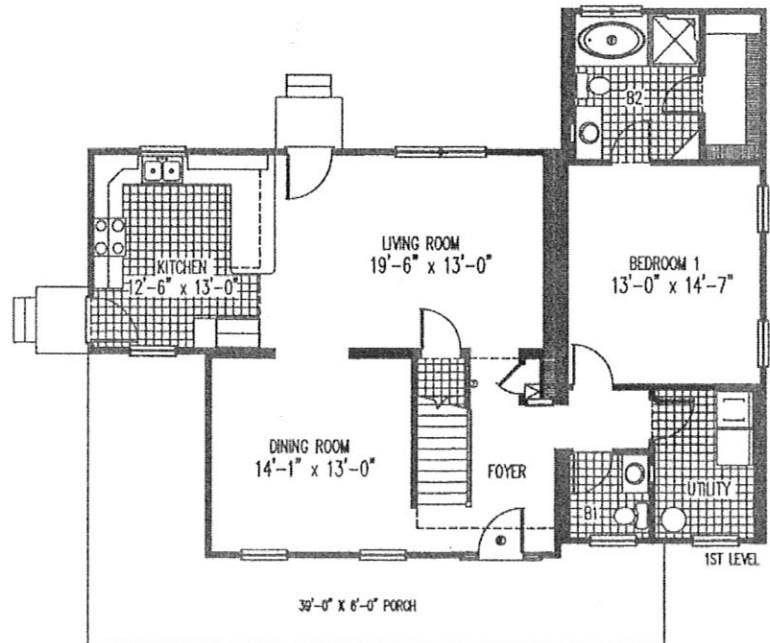
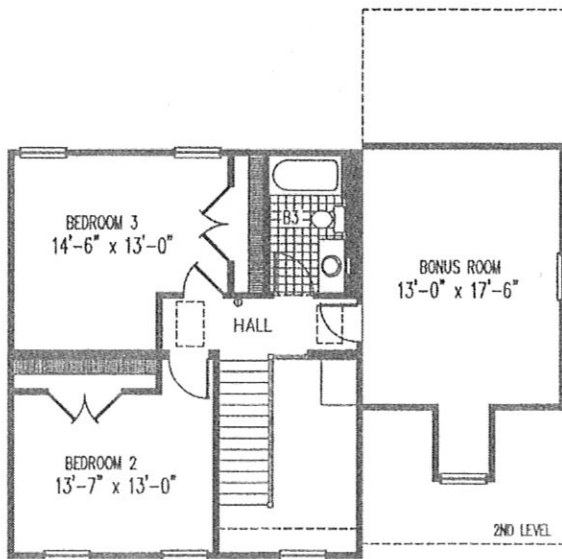
METRO HOUSING GROUP, INC.  
5850 Chesapeake Boulevard

## The Woodbury

Livable Area: 2152 sq. ft. (includes  
227 sq. ft. of unfinished bonus room)  
Size: 45'-9" x 36'-0"  
Series: C2152/4TS



BASEMENT ALTERNATE



Planning Commission Public Hearing

May 25, 2006

Continued Application 4